City of Mesa
Housing Advisory Board
Mesa City Council Chambers, Lower Level
57 East 1st Street
December 4, 2008
6:00PM
-Meeting Minutes-

Members

Ms. Diana Yazzie Devine

Mr. Christian Karas

Ms. Siri Amrit Kaur Khalsa

Mr. Conrad Morin

Mr. David Ricks

Mr. Marv Turley

Ms. Deanna Villanueva-Saucedo

Mr. Jon Scott Williams

Staff

Ms. Carolyn Olson

Ms. Mary Brandon (absent)

Mr. Scott Clapp

Mr. Ray Villa

I. Welcome and Introductions

Chair Mr. Jon Scott Williams welcomed Board members and convened the meeting at 6:00 p.m., and a quorum was declared.

II. Approval of Minutes from October 2, 2008, HAB Meeting

Marv Turley made a motion to approve the November 6, 2008 HAB meeting minutes. Christian Karas seconded the motion, and the Board unanimously voted 8-0 to approve the November 6, 2008, HAB minutes.

III. Items from Citizens Present

No items from Citizens.

IV. Discussion Items

a. Presentation on Making Sustainable Communities Happen

Teresa Brice, Executive Director, LISC Phoenix made a presentation on "Making Sustainable Communities Happen". The presentation was designed to engage the community.

Areas in the valley were discussed that have affordable housing, retail and recreation.

Putting it all together:

- Mix land uses
- Create a range of housing choices
- Foster thriving economics
- Environmentally responsive design
- Variety of transportation choices

- Compact development
- Make places sage
- Promote healthy living
- Community engagement

Why us? Why now? – We are a Desert City, we are a young place, and we are growing. Compact development reduces public costs, enhances transportation choices, promotes healthy lifestyles and preserves land and natural resources.

b. <u>Presentation on Decision Theatre Model of the Mesa Main Street – An Opportunity to Discuss TOD</u>

Lisa Faiss, Assistant Director of Integrated Urban Solutions, Decision Theater, ASU and Dr. Robert Pahle, Assistant Professor of Research, Decision Theater, ASU made a presentation on "Decision Theatre Model of the Mesa Main Street – an Opportunity to Discuss TOD.

Based on a charette led by the West Mesa CDC and involving Pepper Place residents, ASU's Decision Theatere created a 3-D visualization of the how the light rail and accompanying economic development might impact the surrounding area. Decision Theatre staff utilized Google Earth software to showcase how the area might look based on the Pepper Place residents' preferences at the above mentioned charette. The resulting model of the area included mixed-use high rises (5-7 stories high), light rail integration, and strategically placed mature trees and residential fences (varying heights) in an attempt to show how the new development might appear and its impact on the surrounding residential area. Various models were shown that modified both the building, fence, and tree heights to ascertain the effects, if any, these variables would have on the surrounding neighborhoods.

- c. <u>Discussion of the Challenges Facing this Board and the City of Mesa</u>
 - 1. Given the problems we face from the economic crisis and aging of the Baby Boomers, e.g. foreclosures and Boomers' loss of retirement savings, what do the Board members think are the three main housing issues the City will be facing over the short and long term?

There exists a growing sub-standard issue – with all the foreclosures, vacant homes and the increase of economic problems. Maintenance and housing issues will continue to grow.

Infill and redevelopment – such as the infrastructure on Broadway Rd. and University Ave gives us opportunities to suggest ideas to Council.

Housing Choice – Space is very limited to choice and some of our housing is extremely aged. We don't have some of the housing choices like down town Chandler and Roosevelt area. We can suggest some alternatives so Mesa has a growing Housing Choice.

2. As a Board, how can we put our time and expertise to best use? Special Focus subcommittees? Think tank approach? Something else?

Special focus sub-committees should be used to concentrate on designated topics/subjects that affect Mesa's Housing.

3. What areas of expertise do individual HAB members have to help come up with creative solutions for problems?

Perhaps we need to expand the Board's expertise?

4. How can the HAB help the City anticipate problems proactively and respond quickly? How can we help mesa become a Model city when it comes to "thinking outside the box" regarding housing issues?

To be more proactive with more meaning as a Board, the Board could be more supportive of the Housing Authority.

Why can't we have a joint City Council Planning and Zoning Board (streamline some of the boards). The boards should probably look at the same issues.

The Board should probably sponsor specific events – such as one of the foreclosure events.

The Board could participate in an on-site visit of ASU's Decision Theatre.

Board members expressed concern that development and planning issues involving housing or potential impacts on housing were only going to the Planning and Zoning Board and not to the Housing Advisory Board as well. Board members felt a coordinated look at these issues would be best.

There is a possibility that the HAB would work with the Light Rail project. Mr. Ray Villa will be reviewing ideas with Mayor Scott Smith regarding issues for this Board. Mr. Ray Villa will bring in the updates on the Neighborhood Stabilization Program (NSP) to HAB. It was suggested that the Board goes out to the City in areas of concern and talk with the public and see what the needs are.

The Board also expressed concern that there are over 30% of manufactured homes available for sale. Why aren't we sending people to these parks, which will finance? What can we do to streamline things to make it more efficient in this area?

V. Action Items

No action items were discussed.

VI. Staff Reports/Announcements

Ms. Carolyn Olson, of Housing and Revitalization for the City of Mesa, reported the following:

a. Housing Choice (Section 8) Voucher Program

Currently, the Section 8 Voucher Program Section 8 will distribute 75 vouchers in the month of December.

b. Housing Choice (Section 8) Voucher Program

City of Mesa Housing Authority will conduct monthly Landlord Briefings for the 800 current landlords and new landlords to attend annually.

c. Security Deposit Program

Since the program started we have had 104 applicants for \$44,573.00. Tenant base rental assistant program helps about 13 citizens per month for \$4,700.\

d. NSP (Neighborhood Stabilization Program – Status Update

An NSP team will be established including a planner in the Real Estate Department. The amendment was turned in to HUD on November 24, 2008. HUD should notify us sometime in January. Applications for CDBG and HOME are due Friday, December 5, 2008. They will be taken to Council in April 2009 and can be brought to the HAB for recommendations.

e. Report on Meetings and Conferences – Attended and/or Upcoming
Foreclosure Survival for Families and Neighborhoods, 9:00a.m. to Noon, 12/13/08 at
Gilbert Town Hall and 01/10/09 at the City of Mesa Utilities Building.

VII. ADJOURN

With no other agenda items to be discussed, Chair Jon Scott Williams adjourned the meeting at approximately 6:41 p.m.

Approved and respectfully submitted,

Jon Scott Williams, Chair

January 8, 2009